



Highfield, Frensham Road, Lower Bourne, Farnham, Surrey, GU10 3PZ

Price Guide £995,000

Highfield, Frensham Road, Lower Bourne, Farnham, Surrey, GU10 3PZ

A rare opportunity to acquire a substantial 2500 sq ft, five bedroom detached absolutely stunning family home in the heart of Lower Bourne with direct access to the Lower Bourne Green.

Highfield has been enlarged by the present owner to provide versatile accommodation, with further potential to extend and offers glorious views over the village green.

To the ground floor there is a covered entrance porch with front door leading to the spacious entrance hall with exposed wooden floor boards. The bay fronted living room has a feature fire place with gas fire and double doors to the family room.

A feature of the property is the 27ft11 conservatory with brick footings which could be updated to become a stunning orangery / extension to the kitchen / living space. A south facing patio runs the length of the conservatory.

The kitchen / breakfast room has a range of fitted cupboards with granite worktops, fitted dishwasher and range cooker. The inner lobby leads to the utility room and Reception 3 with French doors to the garden and an ensuite shower room. Currently used as a bedroom it was previously used as a home office, with engineered oak floorboards.

On the first floor there is a spacious landing that leads to four double bedrooms and a single bedroom, currently used as a study. All the bedrooms have fitted wardrobes. There are two stunning, fully tiled bathrooms, one with large shower cubicle with power shower.

Outside, the garden and grounds are mainly laid to lawn and enclosed by mature hedging. The private path to the side of the garden gives direct access to the Bourne Green.

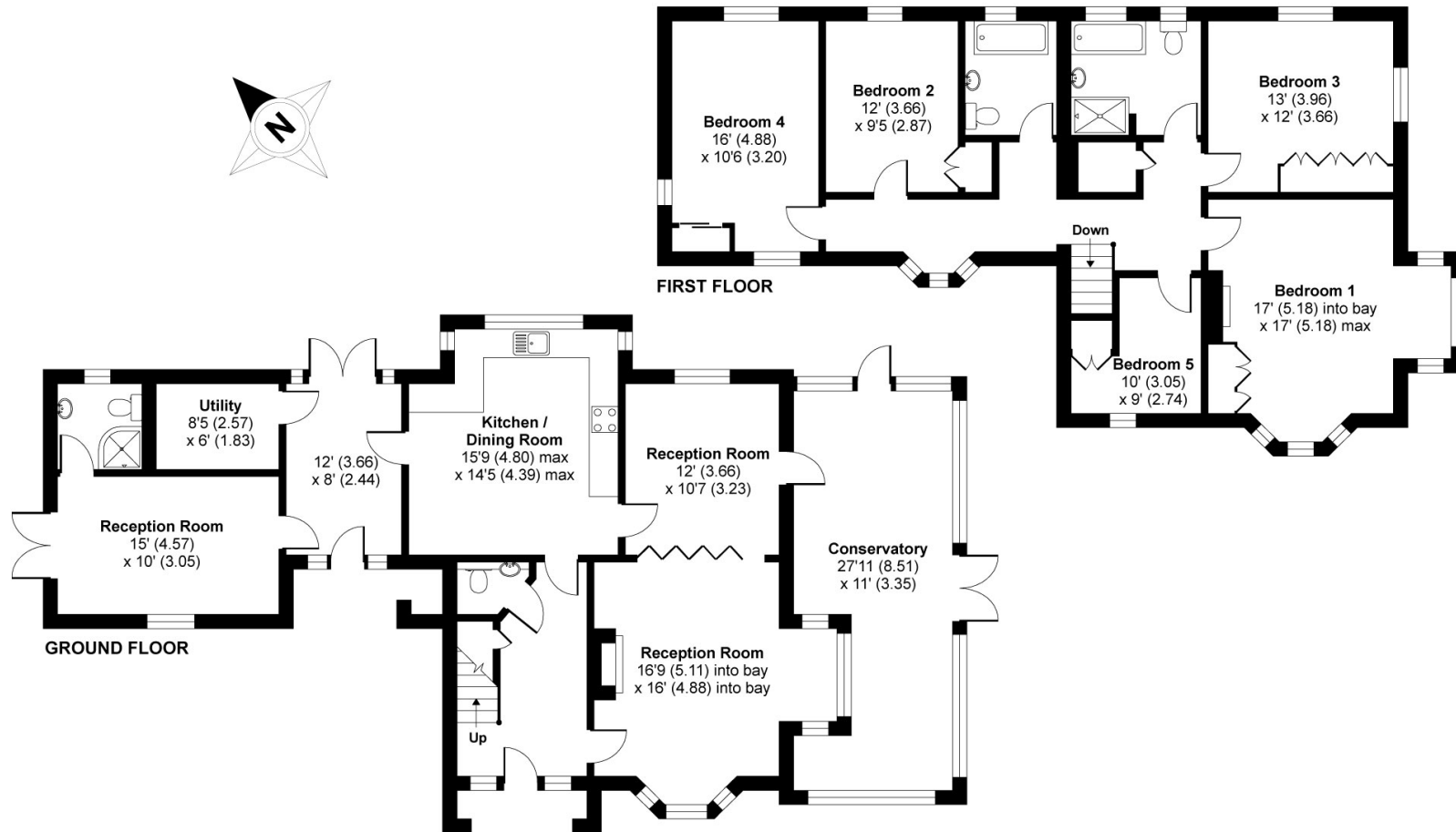
- Prime Lower Bourne Location
- Detached Family Home With Further Potential To Extend
- Five Double Bedrooms
- Two Contemporary Family Bathrooms
- Kitchen/Dining Room
- Conservatory And Utility Room
- Secluded 0.3 Of An Acre Plot
- Private South Facing Patio
- Driveway Parking
- Direct Access Onto The Bourne Green



Floor Plan

Highfield, Frensham Road, Lower Bourne, Farnham, GU10

APPROX. GROSS INTERNAL FLOOR AREA 2501 SQ FT 232.3 SQ METRES

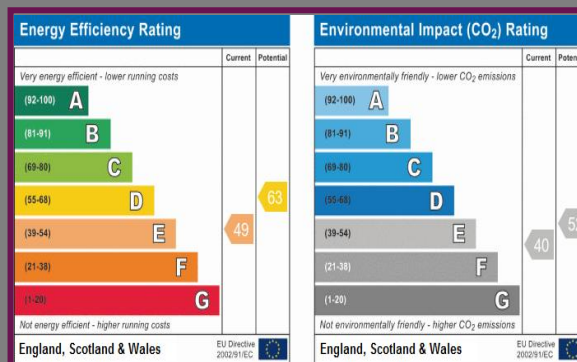
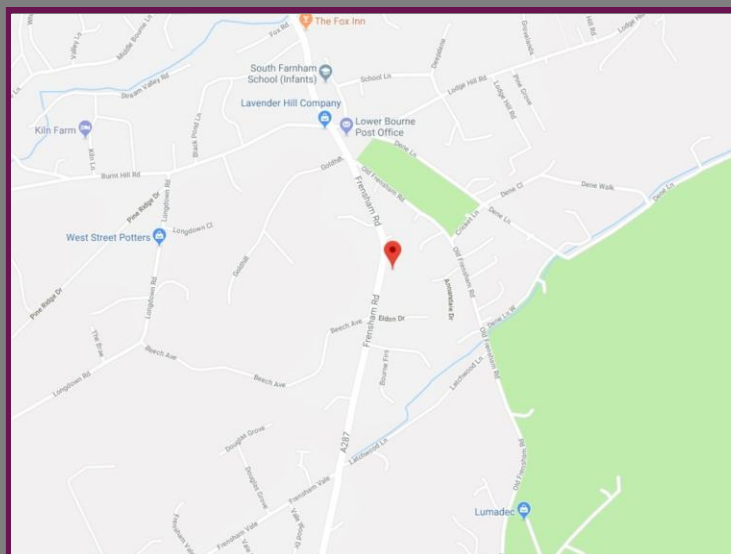


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Bourne Estate Agents REF : 256042

Location

Highfield is located in a prime position within 100 yards of Lower Bourne Village Green. Offering tennis courts, general store, pharmacy, post office, florist, Bourne Woods, vet surgery and recently renovated local family pub, The Fox. Conveniently positioned within a short walk from the highly-acclaimed and Ofsted-rated 'outstanding' South Farnham School.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.
If you require clarification of any points then please contact us especially if you are travelling some distance to view.
Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.